

159.0

0008

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

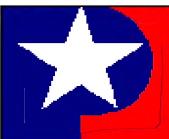
768,700 / 768,700

USE VALUE:

768,700 / 768,700

ASSESSED:

768,700 / 768,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
146		RENFREW ST, ARLINGTON

Legal Description		User Acct
		105987
GIS Ref		
GIS Ref		
Insp Date		05/29/18
		12440!
USER DEFINED		
Prior Id # 1: 105987		
Prior Id # 2:		
Prior Id # 3:		
Prior Id # 1:		
Prior Id # 2:		
Prior Id # 3:		
Prior Id # 1:		
Prior Id # 2:		
Prior Id # 3:		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

OWNERSHIP

Unit #:

Owner 1: TRIEU SUNG QUANG/EAL
Owner 2: TRIEU KUEN LAI
Owner 3:
Street 1: 146 RENFREW ST
Street 2:
Twn/City: ARLINGTON
St/Prov: MA Cntry Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2080 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2005	360	Addition	85,000			G7	GR FY07	ADD 2ND FLR

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	Inspected	CC	Chris C
5/25/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	163	PATRIOT
4/20/2006	Fieldrev-Chg	BR	B Rossignol
8/25/2005	Inspected	BR	B Rossignol
1/24/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
7/21/1993		RV	
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 1	Rating: Good	OF=SINK IN BMT.													
Sty Ht: 2	- 2 Story			A Bath: 2	Rating: Average														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete				A 3QBth:	Rating:													
Frame: 1	- Wood				1/2 Bath:	Rating:													
Prime Wall: 4	- Vinyl				A HBth:	Rating:													
Sec Wall:			%	OthrFix: 1	Rating: Poor														
Roof Struct: 1	- Gable				OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1												
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue: 1	Rating: Average														
Grade: C	- Average				CONDOS INFORMATION														
Year Blt: 1947	Eff Yr Blt:				Location:														
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G7	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION					REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:				No Unit RMS BRS FL									
Prim Int Wal 2	- Plaster				Functional:	%	Interior:				1 8 3								
Sec Int Wall:			%	Economic:	%														
Partition: T	- Typical				Special:	%													
Prim Floors: 3	- Hardwood				Override:	%													
Sec Floors:			%	Total:	18.6 %														
Bsmnt Flr: 12	- Concrete				CALC SUMMARY					COMPARABLE SALES									
Subfloor:				Basic \$ / SQ: 130.00					Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.26910377															
Electric: 3	- Typical				Const Adj.: 0.99989998														
Insulation: 2	- Typical				Adj \$ / SQ: 164.967														
Int vs Ext: S				Other Features: 101230															
Heat Fuel: 2	- Gas				Grade Factor: 1.00														
Heat Type: 3	- Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100				LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO				Adj Total: 428438														
% Com Wal	% Sprinkled				Depreciation: 79689														
					Depreciated Total: 348749														
MOBILE HOME				Make:			Model:			Serial #:			Year:	Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 159.0-0008-0018.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	1980	0.00	T	31.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							